

This instrument was prepared by:  
Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Walter B. West  
196 Cambridge Park Drive  
Montevallo, AL 35115

CORRECTIVE  
**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Forty-Three Thousand, Three Hundred & No/100-----  
(\$143,300.00-----) Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama  
limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt  
whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey  
unto Walter B. West (herein referred to as  
Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:  
\$144,747.00 of the purchase price recited above has been paid by a mortgage loan  
closed simultaneously herewith.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

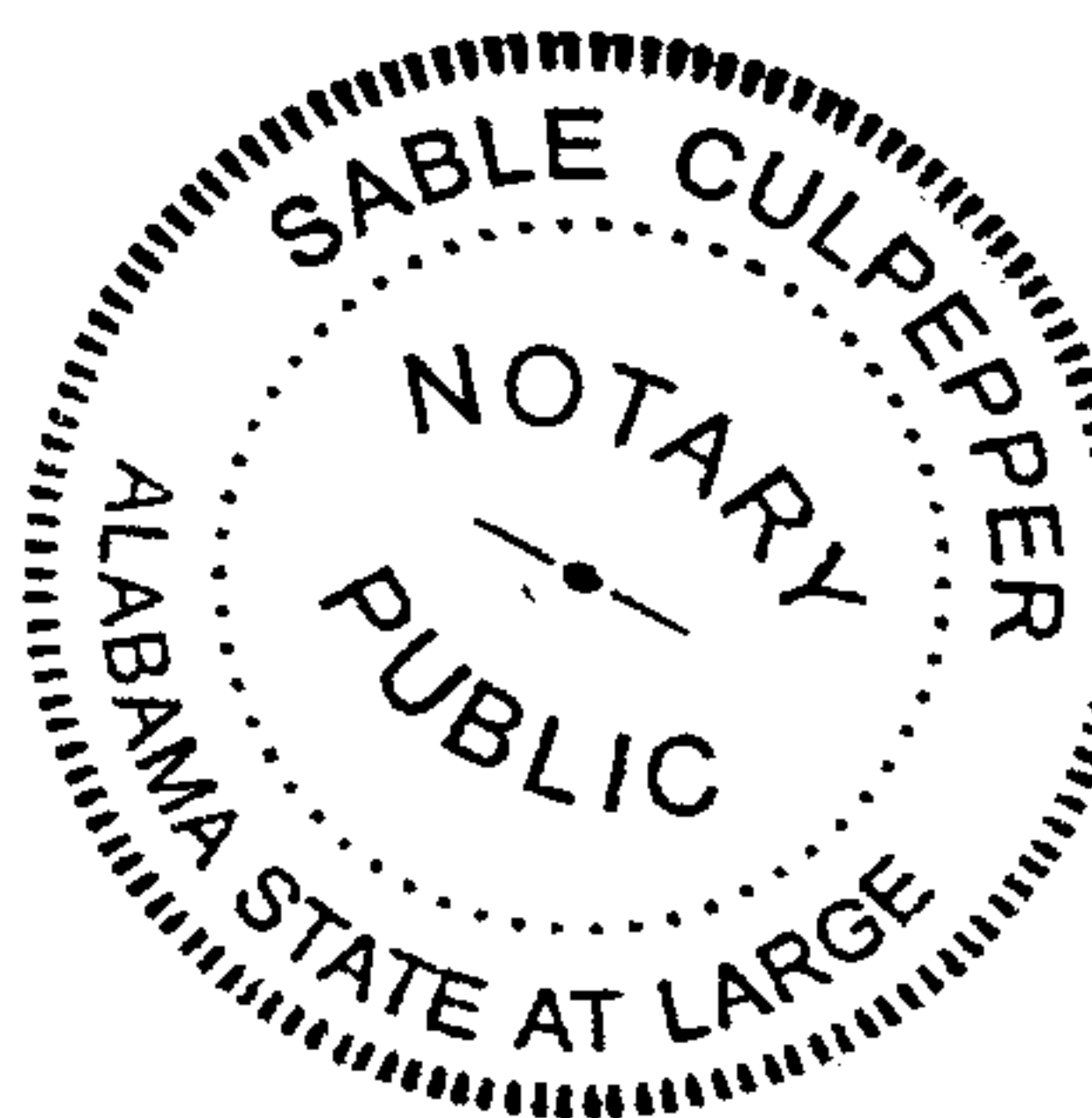
This is a Corrective Deed being recorded to correct the legal description in original  
filed March 1, 2019 in Instrument No.: 20190301000064880 in the Probate Office  
of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the  
delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and  
defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but  
against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, who is authorized to execute this  
conveyance, hereto set its signature and seal, this the 16th day of May, 2019.

RC BIRMINGHAM, LLC



By:

  
Amanda Adcock  
Manager

Its:

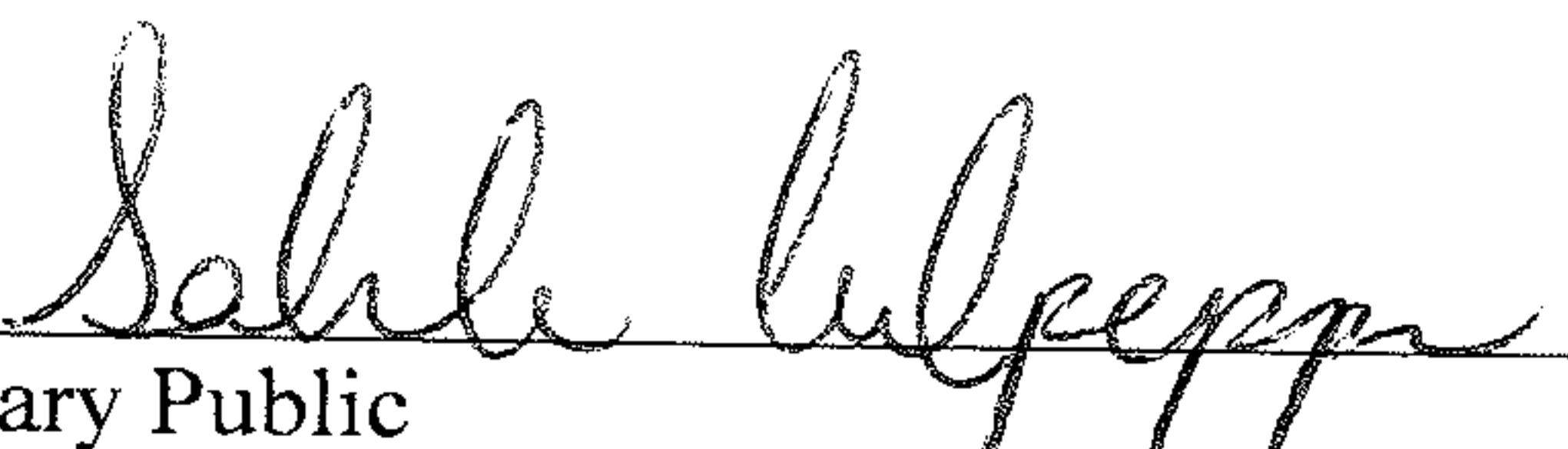
STATE OF ALABAMA )

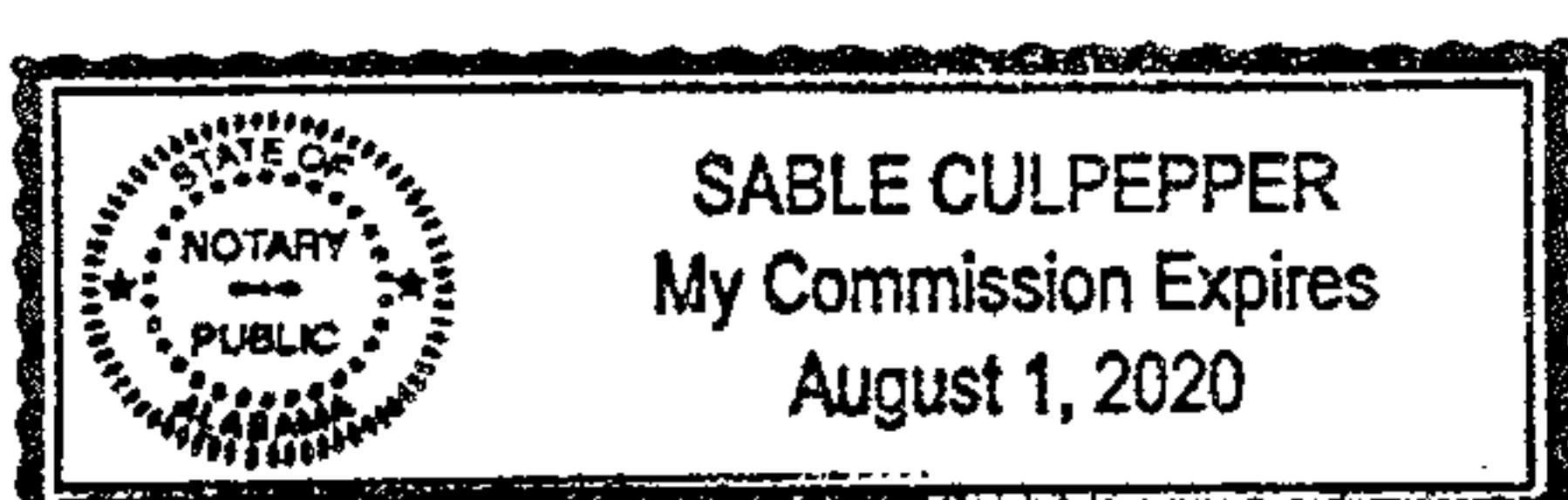
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda  
Adcock, whose name as Manager of RC BIRMINGHAM, LLC, an Alabama limited liability company, is signed  
to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed  
of the contents of the conveyance, she, as such Manager and with full authority, executed the same voluntarily  
for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of May, 2019.

My Commission Expires:

  
Notary Public



**Exhibit "A"**

Lot 1, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.  
Subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.
10. Right of Way to Alabama Power Company as recorded in Book 141, Page 325; Book 165, Page 539 & Instrument No. 20061212000600990.
11. Right of Way to Bellsouth Telecommunications Inc DBA AT&T as recorded in Instrument No. 20070817000388930.
12. Utility easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates, First Addition as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.
13. Subject to rights of others to use non-exclusive easement, if any.
14. Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023380, in the Probate Office of Shelby County, Alabama.
15. Assignment of Declarant Rights relating to the Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023400, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/10/2019 09:31:53 AM  
\$19.00 CHERRY  
20190710000245460

*Allen S. Bayl*